



202006080016

06/08/2020 08:33 AM Pages: 1 of 2 Fees: \$122.50  
Skagit County Auditor

After Recording Return to:  
CoreLogic  
P.O. Box 9232  
Coppell, TX 75019

This space for Recorder's use



Case Nbr: 38102868  
Ref Number: 8501390341

Tax ID: 48210000820000  
7/7/2020

Property Address:  
23804 COPPER RIVER CT  
MOUNT VERNON, WA 98274

WAQM-R-ST38102868 6/4/2020 LRP001

Recording Requested By:  
UMPQUA BANK  
Prepared By:  
TINA K SANDOR-PROVENCHER  
Assistant Secretary  
855-369-2411  
3002 Hackberry Rd  
Irving, TX 75064

MIN #: 100045810002515184 MERS Phone #: 888-679-6377

**SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE**

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., whose address is P.O. Box 2026, Flint, MI 48501-2026, AS DESIGNATED NOMINEE FOR UMPQUA BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, the present beneficiary for the Deed of Trust described below, does hereby substitute Nationwide Trustee Services, Inc., A Washington Corporation as Trustee under said Deed of Trust in place of GUARDIAN NORTHWEST TITLE & ESCROW.

Nationwide Trustee Services, Inc., A Washington Corporation, the present trustee under the Deed of Trust described below, in consideration of full payment and satisfaction of the debt secured thereunder, does hereby reconvey, without warranty, to the person(s) legally entitled thereto all of the estate, title and interest under the Deed of Trust described below:

Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR UMPQUA BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS  
Made By: BILLY G CATHCART AND MARNA B CATHCART, HUSBAND AND WIFE.  
Original Trustee: GUARDIAN NORTHWEST TITLE & ESCROW  
Date of Deed of Trust: 2/1/2019  
Loan Amount: \$406,000.00


Recorded in Skagit County, WA on: 2/6/2019, book N/A, page N/A and instrument number 201902060017

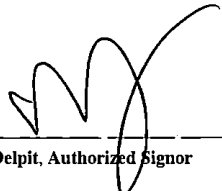
Property Legal Description:  
LOT 82, "PLAT OF NOOKACHAMP HILLS PUD PHASE IIA," AS PER PLAT RECORDED ON SEPTEMBER 15, 2003, UNDER AUDITORS FILE NO. 200309150157, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SKAGIT. STATE OF WASHINGTON.

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 6/4/2020

MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC. ("MERS"),  
AS DESIGNATED NOMINEE FOR UMPQUA  
BANK, BENEFICIARY OF THE SECURITY  
INSTRUMENT, ITS SUCCESSORS AND  
ASSIGNS

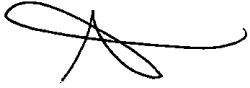
Nationwide Trustee Services, Inc., A Washington  
Corporation

By:   
BRANDON PAYNE, Vice President  
State of TX, County of Dallas

By:   
Jessica Delpit, Authorized Signor

On 6/4/2020, before me, AZURE GARZA, a Notary Public, personally appeared BRANDON PAYNE, Vice President of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR UMPQUA BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS and Jessica Delpit, Authorized Signor of Nationwide Trustee Services, Inc., A Washington Corporation personally known to me to be the person(s) whose name (s) is/are subscribed to the within document and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the document the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.



Notary Public: AZURE GARZA  
My Commission Expires : 3/6/2024

